

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM****SUBJECT:** Master Plan for Natural Lands Crockett Property**DEPARTMENT:** Leisure Services**DIVISION:** Natural Lands**AUTHORIZED BY:** Joe Abel**CONTACT:** Amy Raub**EXT:** 2001**MOTION/RECOMMENDATION:**

Staff seeks direction from the Board of County Commissioners on Master Plan Concepts for the Crockett Property .

County-wide

Amy Raub

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**BACKGROUND:**

The Seminole County Natural Lands Division purchased the Crockett f/k/a Lansing Property (also known as Lake Harney Wilderness Area) in March 2005. The Crockett property is a 110 acre parcel located in Geneva. It has many important historical and archaeological elements. In January 2008, the BCC approved a work order for Glatting, Jackson (the "Consultant") to produce a master plan for this property. Through the master planning process, the Consultant and staff held two public meetings where members of the community had the opportunity to discuss recreational and educational opportunities for the property. The limitations of the property include passive recreation activities only, three Bald Eagle nests, the Flagler Trail bisecting the property and much of the property is flood prone. The Consultant produced three levels of Master Plans, a minimum use, moderate use and maximum use for the site, all passive in nature. Staff presented the Master Plan options to the public in two public meetings and to the Leisure Services Advisory Committee. Both the citizen group and the Leisure Services Advisory Committee chose Concept "C". The Leisure Services Advisory Committee voted to add a stipulation to Concept "C" stating that funding for the Master Plan implementation should be phased and should come from funds other than the remaining Natural Lands Bond Funds (such as grants, sponsorships, etc.) to the extent possible.

**STAFF RECOMMENDATION:**

Staff recommends to open the Crockett Property to the public with the following amenities from Concept "A": blazed trails, interpretative signage, benches, picnic tables, bridge stabilization, wildlife viewing platform and an exterior restoration of the historic cabin. The associated costs would be approximately \$118,600.00, which would come from the Natural Lands Bond Funds. Further development of the property as shown in Concept "C" could occur as funds, grants and sponsorship opportunities become available.

**ATTACHMENTS:**

1. New Site Plan
2. New Site Plan
3. New Site Plan
4. Advisory Committee Meeting Minutes
5. Phase 1 Crockett Property
6. Cost Estimate for Concept "A"
7. Cost Estimate for Concept "B"
8. Cost Estimate for Concept "C"

**Additionally Reviewed By:**

☒ County Attorney Review ( Arnold Schneider, Robert McMillan )



Park Legend

- 1

Flagler Trail
- 2

Existing Parking
- 3

Bald Eagle Nest  
- 330' primary and 660' secondary buffers shown
- 4

Wetland
- 5

Existing Water Body
- 6

Reforestation
- 7

Seasonal Trail
- 8

Pedestrian Trail
- 9

Equestrian/Pedestrian Trail
- 10

Existing Cabin
- 11

Canoe Launch  
- Portage Only
- 12

Picnic Tables
- 13

Wildlife Observation Tower
- 14

Observation Platform/  
Wildlife Blind
- \*

Interpretive Signage  
- At points of interest throughout

St. Johns  
River

E. Osceola Road

Lake Harney

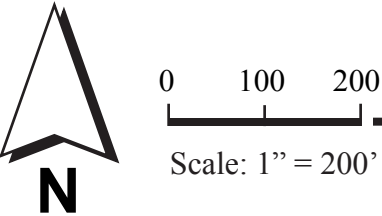


Concept 'A' - Minimal

LAKE HARNEY WILDERNESS AREA

Seminole County, Florida

Note:  
This plan is a Preliminary Concept only. As such it is subject to modification  
pending environmental and engineering considerations and agency review.





### Park Legend

1

Flagler Trail

2

Existing Parking

3

Bald Eagle Nest

- 330' primary and 660' secondary buffers shown

4

Wetland

5

Existing Water Body

6

Reforestation

7

Seasonal Trail

8

Pedestrian Trail

9

Equestrian/Pedestrian Trail

10

Existing Cabin

- Exterior upgrade

- Interpretive signage along the exterior

11

Canoe Launch

- Portage Only

12

Picnic Pavilion

13

Wildlife Observation Tower

14

Observation Platform/  
Wildlife Blind

15

St. Johns Observation Deck

16

Access Road

- Alternative pavement turn around

- HC parking

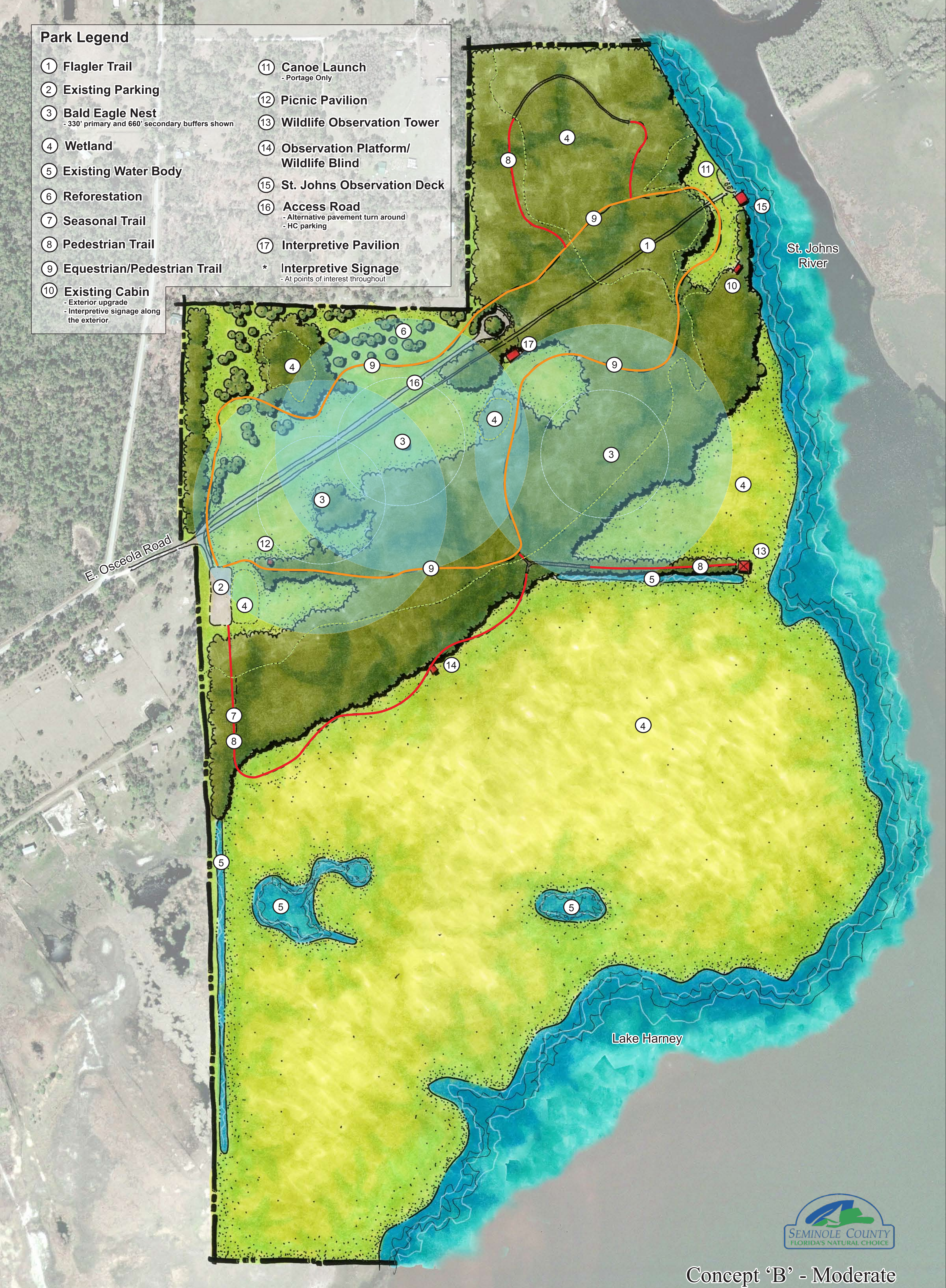
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Interpretive Pavilion

\*

Interpretive Signage

- At points of interest throughout

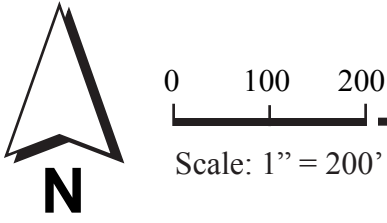


Concept 'B' - Moderate

# LAKE HARNEY WILDERNESS AREA

Seminole County, Florida

Note:  
This plan is a Preliminary Concept only. As such it is subject to modification  
pending environmental and engineering considerations and agency review.



GLATTING JACKSON KERCHER ANGLIN  
COMMUNITY PLANNING & DESIGN





Park Legend

- 1

Flagler Trail

-ADA Access
- 2

Existing Parking
- 3

Bald Eagle Nest

- 330' primary and 660' secondary buffers shown
- 4

Wetland
- 5

Existing Water Body
- 6

Reforestation
- 7

Boardwalk
- 8

Pedestrian Trail
- 9

Equestrian/Pedestrian Trail
- 10

Existing Cabin

- Interior upgrade

- Special event use by permit only

- Access via Flagler Trail, by permit only
- 11

Canoe Launch

- Portage Only
- 12

Picnic Pavilion
- 13

Wildlife Observation Tower
- 14

Observation Platform/ Wildlife Blind
- 15

St. Johns Observation Deck/ Fishing Pier
- 16

Access Road

- Alternative pavement turn around

- HC parking
- 17

Interpretive Pavilion
- 18

Caretakers Residence
- 19

Primitive Camping

- By permit only, Seasonal
- 20

Self-composting Restroom
- \*

Interpretive Signage

- At points of interest throughout

St. Johns River

E. Osceola Road

Lake Harney

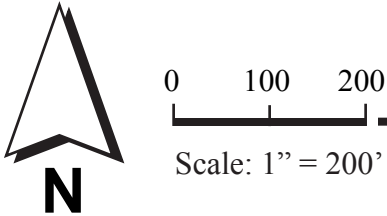


Concept 'C' - Maximum

LAKE HARNEY WILDERNESS AREA

Seminole County, Florida

Note:  
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GLATTING JACKSON KERCHER ANGLIN  
COMMUNITY PLANNING & DESIGN





**SEMINOLE COUNTY LEISURE SERVICES  
ADVISORY COMMITTEE  
April 23, 2008 MEETING MINUTES**

**ATTENDANCE:**

Board Members:

Tom Boyko	Michelle Thatcher
Lisa Giltner	Paula Davoli
Deborah Schafer	Ben Tucker
Tim Donihi	Judy Putz
Michael Martin	Mike Williams

Staff:

Bryan Nipe, Streetscapes & Trails Manager  
Jim DUBY, Natural Lands Manager  
Julia Thompson, Parks & Recreation Manager  
Amy Raub, Natural Lands Volunteer Coordinator  
Kathi Clifford, Administrative Assistant

Guests:

Chris Stapleton  
Susan Tucker  
Robert King  
Joanne Logue

**LOCATION:**

Ed Yarborough Nature Center  
Geneva Wilderness Area  
3501 County Road 426  
Geneva, FL 32732

**TIME:**

Ben Tucker, called the meeting to order at 6:30 p.m. There is a quorum in attendance.

The pledge to the flag was made.

A motion was made to approve the minutes to the March meeting. The motion was approved unanimously.

**OLD BUSINESS:**

- **Parks & Recreation Division**
  - None

**SEMINOLE COUNTY LEISURE SERVICES  
ADVISORY COMMITTEE  
April 23, 2008 MEETING MINUTES**

- **Natural Lands Division**
  - Amy Raub presented the **three conceptual developmental designs** for the **Lake Harney/Crocket Property**. Discussion followed. Michelle Thatcher made a motion to recommend Concept C without using current Natural Lands bond funds but to phase in using other funds as they become available. Judy Putz seconded the motion. There were eight ayes and two nays, the **motion passed**.
  - Jim Duby informed that the St. Johns River Water Management District has expressed an interest in a possible partnership concerning the **Logue property**. Mr. Duby further informed that Joe Abel wants to know if this committee wants to make a recommendation or visit the site. Paula Davoli made a motion for Joe Abel to bring more information to the committee. Mike Williams seconded the motion. Mr. Duby requested to know what information is wanted by the committee. Much discussion followed. Ms. Davoli withdrew her motion. Mr. Williams withdrew his second of the motion. Lisa Giltner made a motion for Joe Abel to bring further information regarding St. Johns River Water Management District participation. Tim Donihi seconded the motion. There was more discussion. The vote on the motion produced four ayes and six nays. The motion failed. Deborah Schafer made a motion to move forward to the Board of County Commissioners to look at partnerships with the St. Johns River Water Management District and others for possible acquisition. Michelle Thatcher seconded the motion. There was further discussion. A vote on the motion produced six ayes and four nays. **The motion passed.**

○  
There was a break from 8:15 p.m. to 8:20 p.m.

- **Streetscapes & Trails Division**
  - Bryan gave a very brief overview of the division.

**NEW BUSINESS:**

- **Parks & Recreation**
  - Julia Thompson gave a Powerpoint presentation of the Parks & Recreation Division. Discussion followed that included sponsorship opportunities.
- **Natural Lands**
  - None
- **Streetscapes & Trails**
  - Bryan Nipe advised that improvements are being made countywide. He will also be making a presentation to the committee at the next meeting.

**OTHER BUSINESS AND FUTURE AGENDA ITEMS:**

- Mr. Tucker informed that the Natural Lands Division made a presentation to the BCC for a summer camp program. Mr. Tucker asked Mr. Nipe if the Leisure Services Department could create a structure to enable the committee to sponsor and raise funds to support the Natural Lands summer camp programs. Mr. Nipe

**SEMINOLE COUNTY LEISURE SERVICES  
ADVISORY COMMITTEE  
April 23, 2008 MEETING MINUTES**

advised that the department is currently working on a program. Ms. Giltner informed that the Animal Services Division has a program in place that might be referred to in development of the Leisure Services program. Paula Davoli made a motion to proceed with structuring a **sponsorship program** to present to the committee. Tom Boyko seconded the motion. The **motion passed** unanimously.

- Mr. Tucker informed that he had received a call regarding **Heath Springs** but did not receive the requested additional information. Ms. Schafer was able to provide additional information. Discussion followed.
- Several committee members expressed a need for clarification of the advisory committee members job. Paula Davoli made a motion for Joe Abel to prepare a **mission statement for the Leisure Services Advisory Committee**. The motion was seconded by Tim Donihi. Discussion followed. The **motion passed** unanimously.
- Mike Williams made a motion to hold the committee meeting from 6:30 p.m. to 8:30 p.m. Discussion followed. Mike Martin suggested amending the motion to allow to make a motion to extend a meeting if it is felt it is necessary. Discussion followed. Mike Williams withdrew his motion. Paula Davoli withdrew her second of the motion. Mike Williams made a motion to **hold the meetings to two hours**. Paula Davoli seconded the motion. Mr. Tucker clarified that the two hours would include public input at three minutes per person, ten minutes per issue, a maximum of thirty minutes from the public at the start of the meetings and that the meetings could be extended with a majority vote. The **motion passed** unanimously.
- **Robert King** addressed the committee. He is a member of the Friends of Lake Jesup. The Friends of Lake Jesup have worked with the St. Johns River Water Management District to identify land to purchase and that the Logue property is on that list. Mr. King further informed that the St. Johns River Water Management District is interested in partnering in land acquisitions but that they want the County to present their interest in doing so. Mr. King offered to bring a representative from the St. Johns River Water Management District to a meeting whenever the committee would like.
- **Chris Stapleton** addressed the committee. He recommended that when the Lake Harney property is presented to the BCC that the historical significance also be presented.

Mr. Tucker adjourned the meeting at 9:35 p.m.



<b>Phase I Crockett Property</b>			
<b>Seminole County In House Services</b>	<b>Price</b>		
Trail Clearing and Blazing	Staff and Volunteers		
Interpretative Signage	Eagle Scouts and Graphics Department		
Site Furnishings (Benches, Picnic Tables)	\$1,000.00	(volunteer assembly)	
<b>Contract Services</b>	<b>Price</b>		
Bridge/culvert Stabilization	\$5,000.00		
Cabin Restoration (Exterior)	\$102,600.00		
Wildlife Viewing Platform per FCT Grant	\$10,000.00		
<b>Total to open property with minimal amenities</b>	<b>\$118,600.00</b>		





**PROJECT NAME:** Lake Harney Wilderness Area  
**GJ PROJECT NO.:** 20554  
**DATE:** April 21, 2008 revised May 20, 2008  
**PROJECT PHASE:** Concept 'A' Minimal

## OPINION OF PROBABLE COST

Page 1 of 2

Item No.	Item	Quantity	Unit	Price	Subtotal	Description
<b>A.</b>	<b>Start-Up and Site Work</b>					
1.	Mobilization and General Conditions	1	lump sum	\$29,000.00	\$29,000.00	5% of construction cost
2.	Survey and Layout	1	lump sum	\$10,000.00	\$10,000.00	
3.	Site Clearing (selective)	3	ac	\$4,000.00	\$12,000.00	
4.	Site Grading w/on-site balancing	1	ac	\$5,500.00	\$5,500.00	Trails, Access road, Structure footprints
5.	Erosion Control	8,800	ln ft	\$2.15	\$18,920.00	silt fence
	<b>Subtotal</b>				<b>\$75,420.00</b>	
<b>C</b>	<b>Hardscape</b>					
2.	Multi-use Trails	0	ln ft	\$0.00		assumes design and installation by owner
4.	Pedestrian Trails	0	ln ft	\$0.00		assumes design and installation by owner
	<b>Subtotal</b>				<b>\$0.00</b>	
<b>D</b>	<b>Park Facilities</b>					
2.	Wildlife Observation Tower	1	each	\$150,000.00	\$150,000.00	20 x 20, 3 Story wood structure
3.	Observation Platform/ Wildlife Blind	1	each	\$50,000.00	\$50,000.00	20 x 20 Roofed wood structure
6.	Site Furnishings	1	allowance	\$20,000.00	\$20,000.00	Benches, Trash Receptacles, Picnic Tables
7.	Interpretive Signage	1	allowance	\$20,000.00	\$20,000.00	Along trails and at areas of interest
8.	Signing and Wayfinding	1	allowance	\$10,000.00	\$10,000.00	Entry, directional, regulatory
9.	Canoe Launch	1	allowance	\$5,000.00	\$5,000.00	Signage, bank stabilization
10.	Bridge Repair	1	allowance	\$5,000.00	\$5,000.00	
	<b>Subtotal</b>				<b>\$260,000.00</b>	
<b>E</b>	<b>Landscape</b>					
1.	Reforestation	10	ac	\$0.00	\$0.00	Funding from other sources
2.	Wetland Mitigation	1.1	ac	\$95,000.00	\$104,500.00	Footprint of structures in the wetland
3.	Eagle Mitigation	0	ac	\$0.00		No conservation measures required; seasonal use in secondary zone only
4.	Landscaping	1	allowance	\$30,000.00	\$30,000.00	Planting per code, buffer areas, parking areas, shade, accents
	<b>Subtotal</b>				<b>\$134,500.00</b>	
	<b>Totals</b>					
	<b>Subtotal</b>				<b>\$469,920.00</b>	
	Contingency (20%)				\$120,397.20	
	Design and Permitting (12%)				\$72,238.32	
	GC Overhead, Profit and Insurance (12%)				\$72,238.32	
	<b>Grand Total</b>				<b>\$734,793.84</b>	

Glatting Jackson Kercher Anglin Lopez Rinehart, Inc. has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices or competitive bidding or market conditions. Therefore, our opinions of probable construction costs provided for herein are made on the basis of experience and represent our best judgment as Landscape Architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids or the construction cost will not vary from our opinions of probable costs. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.









PROJECT NAME: Lake Harney Wilderness Area  
 GJ PROJECT NO.: 20554  
 DATE: April 21, 2008 revised May 20, 2008  
 PROJECT PHASE: Concept 'B' Moderate

## OPINION OF PROBABLE COST

Page 1 of 2

Item No.	Item	Quantity	Unit	Price	Subtotal	Description
<b>A.</b>	<b>Start-Up and Site Work</b>					
1.	Mobilization and General Conditions	1	lump sum	\$79,000.00	\$79,000.00	5% of construction cost
2.	Survey and Layout	1	lump sum	\$25,000.00	\$25,000.00	
3.	Site Clearing (selective)	5	ac	\$4,000.00	\$20,000.00	
4.	Site Grading w/on-site balancing	1	ac	\$5,500.00	\$5,500.00	Trails, Access road, Structure footprints
5.	Erosion Control	11,200	ln ft	\$2.15	\$24,080.00	silt fence
	<b>Subtotal</b>				<b>\$153,580.00</b>	
<b>B</b>	<b>Utilities</b>					
1.	Electrical Service Supply	1	allowance	\$100,000.00	\$100,000.00	transformers, supply, conduits, meters, upgrades and wire runs
	<b>Subtotal</b>				<b>\$100,000.00</b>	
<b>C</b>	<b>Hardscape</b>					
1.	Vehicular Access Road	1,800	ln ft	\$30.00	\$54,000.00	#57 Gravel, Alternative paving for HC parking spaces
2.	Multi-use Trails	0	ln ft	\$0.00		assumes design and installation by owner
3.	Boardwalks	1,200	ln ft	\$250.00	\$300,000.00	6' Wide, wood
4.	Pedestrian Trails	0	ln ft	\$0.00		assumes design and installation by owner
	<b>Subtotal</b>				<b>\$354,000.00</b>	
<b>D</b>	<b>Park Facilities</b>					
1.	Picnic Pavilion	1	each	\$15,000.00	\$15,000.00	15 x 15 Wood Pavilion
2.	Wildlife Observation Tower	1	each	\$150,000.00	\$150,000.00	20 x 20, 3 Story wood structure
3.	Observation Platform/ Wildlife Blind	1	each	\$50,000.00	\$50,000.00	20 x 20 Roofed wood structure
4.	St Johns Observation Deck	900	sf	\$40.00	\$36,000.00	30 x 30 Observation deck
5.	Interpretive Pavilion	1,800	allowance	\$270,000.00	\$270,000.00	30' x 60' Wood Pavilion, Interpretive Displays, Picnic Tables
6.	Site Furnishings	1	allowance	\$20,000.00	\$20,000.00	Benches, Trash Receptacles, Picnic Tables
7.	Interpretive Signage	1	allowance	\$20,000.00	\$20,000.00	Along trails and at areas of interest
8.	Signing and Wayfinding	1	allowance	\$10,000.00	\$10,000.00	Entry, directional, regulatory
9.	Canoe Launch	1	allowance	\$5,000.00	\$5,000.00	Signage, bank stabilization
10.	Existing Cabin Renovations	1	allowance	\$100,000.00	\$100,000.00	Exterior upgrade, interpretive signage along exterior.
	<b>Subtotal</b>				<b>\$676,000.00</b>	

Glatting Jackson Kercher Anglin Lopez Rinehart, Inc. has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices or competitive bidding or market conditions. Therefore, our opinions of probable construction costs provided for herein are made on the basis of experience and represent our best judgment as Landscape Architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids or the construction cost will not vary from our opinions of probable costs. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.





GJ PROJECT NO.: 20554

DATE: April 21, 2008 revised May 20, 2008

PROJECT PHASE: Concept 'B' Moderate

Page 2 of 2

Item No.	Item	Quantity	Unit	Price	Subtotal	Description
<b>E</b>	<b>Landscape</b>					
1.	Reforestation	10	ac	\$0.00	\$0.00	Funding from other sources
2.	Wetland Mitigation	1.1	ac	\$95,000.00	\$104,500.00	Footprint of structures in the wetland
3.	Eagle Mitigation	1	allowance	\$35,000.00	\$35,000.00	Primary zone impacts*
4.	Landscaping	1	allowance	\$30,000.00	\$30,000.00	Planting per code, buffer areas, parking areas, shade, accents
	<b>Subtotal</b>				<b>\$169,500.00</b>	
	<b>Totals</b>					
	Subtotal				<b>\$1,453,080.00</b>	
	Contingency (20%)				\$308,058.14	
	Design and Permitting (12%)				\$184,834.80	
	GC Overhead, Profit and Insurance (12%)				\$184,834.80	
	<b>Grand Total</b>				<b>\$2,130,807.74</b>	

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\*Based upon the Bald Eagle Management Plan (April 2008) two conservation measures are required to offset impacts to the primary zone of a nest. Assumptions for this analysis include protection of the primary zone under easement and a 35,000 donation to the Bald Eagle Protection Fund.





PROJECT NAME: Lake Harney Wilderness Area  
 GJ PROJECT NO.: 20554  
 DATE: April 21, 2008 revised May 20, 2008  
 PROJECT PHASE: Concept 'C' Maximum

## OPINION OF PROBABLE COST

Page 1 of 2

Item No.	Item	Quantity	Unit	Price	Subtotal	Description
<b>A.</b>	<b>Start-Up and Site Work</b>					
1.	Mobilization and General Conditions	1	lump sum	\$0.00	\$0.00	5% of construction cost
2.	Survey and Layout	1	lump sum	\$40,000.00	\$40,000.00	
3.	Site Clearing (selective)	5	ac	\$4,000.00	\$20,000.00	
4.	Site Grading w/on-site balancing	1	ac	\$5,500.00	\$5,500.00	Trails, Access road, Structure footprints
5.	Erosion Control	11,200	ln ft	\$2.15	\$24,080.00	silt fence
	<b>Subtotal</b>				<b>\$89,580.00</b>	
<b>B</b>	<b>Utilities</b>					
1.	Water Service Extensions & Upgrades	1	allowance	\$25,000.00	\$25,000.00	Residential well serving cartaker, water fountain, and spicket for horse trough
2.	Electrical Service Supply	1	allowance	\$100,000.00	\$100,000.00	transformers, supply, conduits, meters, upgrades and wire runs
	<b>Subtotal</b>				<b>\$125,000.00</b>	
<b>C</b>	<b>Hardscape</b>					
1.	Vehicular Access Road	1,800	ln ft	\$30.00	\$54,000.00	#57 Gravel, Alternative paving for HC parking spaces
2.	Flagler Trail Paving	32,000	sq ft	\$0.00	\$0.00	Environmentally friendly material not yet determined
3.	Multi-use Trails	12,000	ln ft	\$0.00	\$0.00	assumes design and installation by owner
4.	Boardwalks	3,600	ln ft	\$250.00	\$900,000.00	6' Wide, wood
5.	Pedestrian Trails	6,000	ln ft	\$0.00	\$0.00	assumes design and installation by owner
	<b>Subtotal</b>				<b>\$954,000.00</b>	
<b>D</b>	<b>Park Facilities</b>					
1.	Picnic Pavilion	1	each	\$15,000.00	\$15,000.00	15 x 15 Wood Pavilion
2.	Wildlife Observation Tower	1	each	\$150,000.00	\$150,000.00	20 x 20, 3 Story wood structure
3.	Observation Platform/ Wildlife Blind	1	each	\$50,000.00	\$50,000.00	20 x 20 Roofed wood structure
4.	St Johns Observation Deck/ Fishing Pier	3,000	sf	\$40.00	\$120,000.00	10' Wide
5.	Interpretive Pavilion	1,800	allowance	\$270,000.00	\$270,000.00	30' x 60' Wood Pavilion, Interpretive Displays, Picnic Tables
6.	Caretakers Residence	1	each	\$100,000.00	\$100,000.00	1,000 sf residence
7.	Self- composting Restroom	1	each	\$35,000.00	\$35,000.00	2 Restrooms, ADA accessible, Solar powered
8.	Site Furnishings	1	allowance	\$30,000.00	\$30,000.00	Benches, Trash Receptacles, Water fountains, Horse trough, Picnic Tables
9.	Interpretive Signage	1	allowance	\$20,000.00	\$20,000.00	Along trails and at areas of interest
10.	Signing and Wayfinding	1	allowance	\$10,000.00	\$10,000.00	Entry, directional, regulatory
11.	Canoe Launch	1	allowance	\$5,000.00	\$5,000.00	Signage, bank stabilization
12.	Existing Cabin Renovations	1	allowance	\$200,000.00	\$200,000.00	Exterior/interior upgrade
	<b>Subtotal</b>				<b>\$1,005,000.00</b>	

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GJ PROJECT NO.: 20554

DATE: April 21, 2008 revised May 20, 2008

PROJECT PHASE: Concept 'C' - Maximum

Page 2 of 2

Item No.	Item	Quantity	Unit	Price	Subtotal	Description
<b>E</b>	<b>Landscape</b>					
1.	Reforestation	10	ac	\$0.00	\$0.00	Funding from other sources
2.	Wetland Mitigation	1.1	ac	\$95,000.00	\$104,500.00	Footprint of structures in the wetland
3.	Eagle Mitigation	1	allowance	\$35,000.00	\$35,000.00	Primary zone impacts
4.	Landscaping	1	allowance	\$30,000.00	\$30,000.00	Planting per code, buffer areas, parking areas, shade, accents
	<b>Subtotal</b>				<b>\$169,500.00</b>	
	<b>Totals</b>					
	<b>Subtotal</b>				<b>\$2,343,080.00</b>	
	Contingency (20%)				<b>\$468,616.00</b>	
	Design and Permitting (12%)				<b>\$337,403.52</b>	
	GC Overhead, Profit and Insurance (12%)				<b>\$337,403.52</b>	
	<b>Grand Total</b>				<b>\$3,486,503.04</b>	

Glatting Jackson Kercher Anglin Lopez Rinehart, Inc. has no control over the cost of labor, materials, or equipment, the Contractor's method of determining prices or competitive bidding or market conditions. Therefore, our opinions of probable construction costs provided for herein are made on the basis of experience and represent our best judgment as Landscape Architects familiar with the construction industry. The firm cannot and does not guarantee that proposals, bids or the construction cost will not vary from our opinions of probable costs. If the Owner wishes greater assurances as to the construction cost, we recommend the employment of an independent cost estimator.

\*Based upon the Bald Eagle Management Plan (April 2008) two conservation measures are required to offset impacts to the primary zone of a nest. Assumptions for this analysis include protection of the primary zone under easement and a 35,000 donation to the Bald Eagle Protection Fund.